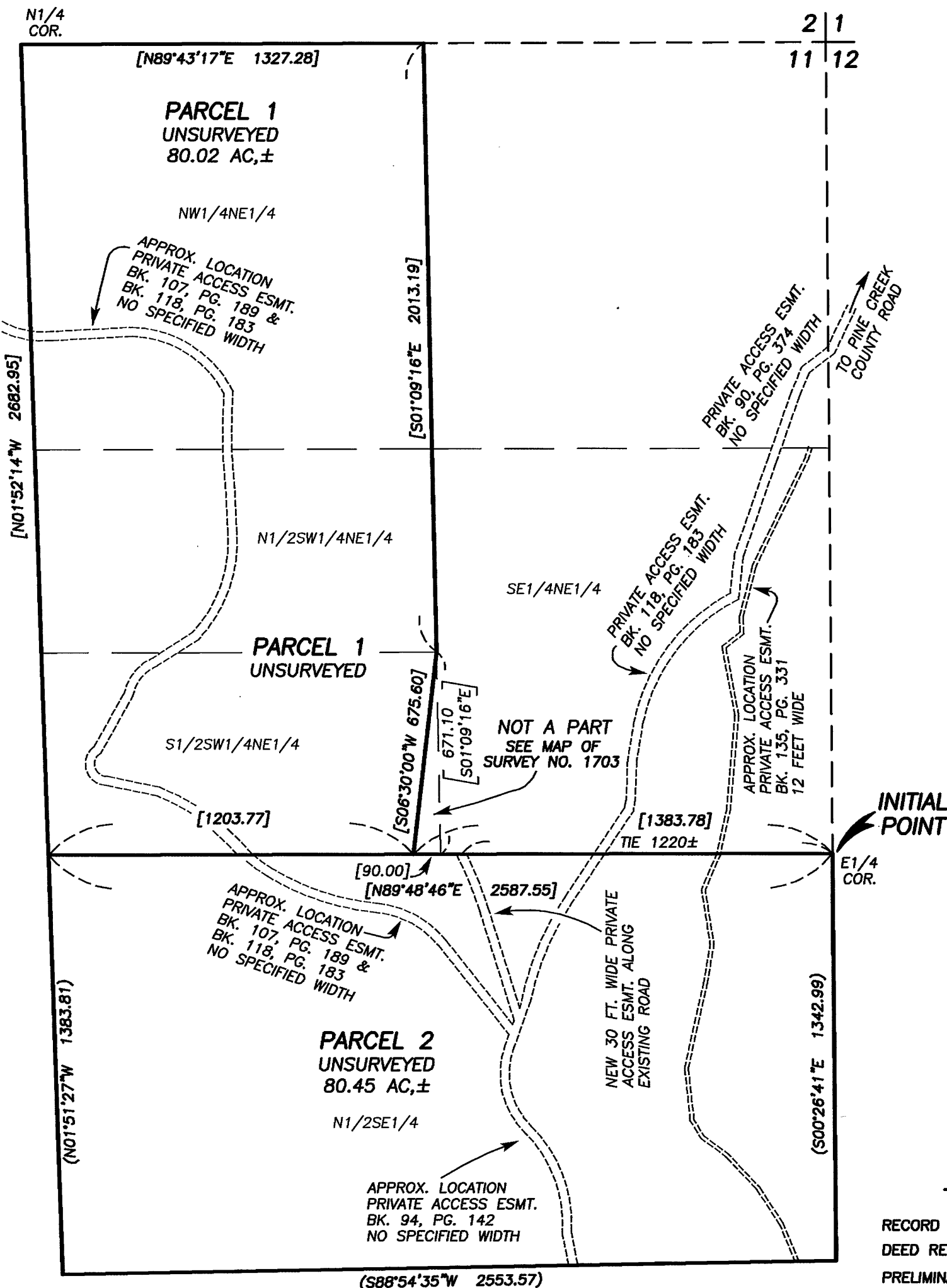


# LAND PARTITION PLAT NO. 2004-12

SITUATED IN THE NE1/4 AND IN THE SE1/4 SEC. 11,  
T.14S., R.32E., W.M.,  
GRANT COUNTY, OREGON  
AUGUST 25, 2004

NO SURVEY WAS PERFORMED DURING  
THIS PARTITION PROCESS



- NOTES:
1. THE SECTION AND SECTION SUBDIVISIONAL LINES SHOWN HEREON ARE RECORD FROM MAP OF SURVEY NO.'S 1453 AND 1703
  2. THE LOCATIONS OF ROADS AND ROAD EASEMENTS ARE APPROXIMATE.
  3. THE LINES AND AREAS MAPPED HEREON MAY CHANGE UPON EXECUTION OF AN ACTUAL SURVEY.

- ( ) RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 1453  
[ ] RECORD BEARING AND DISTANCE FROM MAP OF SURVEY NO. 1703

## SUBJECT TO THE FOLLOWING:

1. RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
2. ANY AND ALL MATTERS, INCLUDING EASEMENTS AND ASSESSMENTS, IF ANY, PERTAINING TO IRRIGATION DITCHES THAT MAY TRAVERSE THE HEREIN DESCRIBED PROPERTY.
3. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, IN DEED FROM LOUIS WOLDENBURG AND FLORENCE WOLDENBURG, HIS WIFE. RECORDED OCTOBER 31, 1910 IN BOOK 29, PAGE 64 TO-WIT: "RESERVING UNTO THE GRANTORS THE RIGHTS OF WAY FOR ALL DITCHES NOW EXISTING OR HEREAFTER TO BE CONSTRUCTED UPON THE NE1/4SE1/4, SEC. 11, TWP. 14 S., R. 32 E., W.M., HEREBY CONVEYED FOR THE PURPOSE OF IRRIGATING SUCH LANDS NOW OWNED OR WHICH MAY HEREAFTER BE ACQUIRED BY THE SAID GRANTORS, THEIR HEIRS OR ASSIGNS, OR FOR SUCH OTHER PURPOSES AS THE SAID GRANTORS, THEIR HEIRS OR ASSIGNS, MAY PLACE THE SAME; AND THE SAID GRANTORS DO HEREBY COVENANT TO AND WITH THE SAID GRANTEE, HER HEIRS AND ASSIGNS, THAT IN CONSIDERATION OF THE USE OF THE SAID RIGHTS OF WAY AS HEREIN BEFORE PROVIDED, THE SAID GRANTORS WILL, AND THEIR HEIRS AND ASSIGNS, SHALL FURNISH WITHOUT COST, TO THE SAID GRANTEE, HER HEIRS AND ASSIGNS, A SUFFICIENT AMOUNT OF THE WATER CONVEYED BY SAID DITCH OR DITCHES, AS MAY BE NECESSARY FOR THE SUCCESSFUL IRRIGATION OF THE SAID LANDS HEREIN BEFORE DESCRIBED AND BY THIS WARRANTY DEED CONVEYED." (NOT PLOTTED DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
4. PRIVATE RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTOR: PHILLIP J. KUHL, AKA PHILLIP J. KUHL, JR., AND MARGARET R. KUHL, HIS WIFE, AND ECHO E. KUHL, A WIDOW. GRANTEE: BASAL A. TURNER AND IVA D. TURNER, HIS WIFE, RECORDED JANUARY 12, 1966, BOOK 94, PAGE 142. NO SPECIFIED WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
5. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTOR: PHILLIP J. KUHL, AKA PHILLIP J. KUHL, JR., AND MARGARET R. KUHL, HIS WIFE, AND ECHO E. KUHL, A WIDOW. GRANTEE: J. R. CAMPBELL AND NELL B. CAMPBELL, HUSBAND AND WIFE. RECORDED AUGUST 10, 1971, BOOK 107, PAGE 189, FOR A PRIVATE RIGHT OF WAY EASEMENT ON AN EXISTING ROAD. NO SPECIFIED WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
6. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. GRANTED TO FRANK C. JOHNSON RECORDED JANUARY 12, 1978, BOOK 118, PAGE 183. FOR A RIGHT OF WAY OVER THE EXISTING ROADWAY. NO SPECIFIED WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
7. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. BETWEEN J. R. CAMPBELL AND NELL B. CAMPBELL, HUSBAND AND WIFE AND ALVA P. BURGESS AND BONNIE BURGESS, HUSBAND AND WIFE. RECORDED JUNE 2, 1987, BOOK 135, PAGE 331. 12 FEET IN WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
8. PRIVATE EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF. BETWEEN BASAL A. TURNER AND IVA D. TURNER, HUSBAND AND WIFE AND J.R. CAMPBELL AND NELL B. CAMPBELL, HUSBAND AND WIFE. RECORDED FEBRUARY 24, 1964, BOOK 90, PAGE 374. NO SPECIFIED WIDTH. APPROXIMATE LOCATION SHOWN HEREON.
9. RESERVATION, INCLUDING THE TERMS AND PROVISIONS THEREOF. FROM LOUIS WOLDENBURG AND FLORENCE E. WOLDENBERG, HUSBAND IN DEED RECORDED MAY 4, 1918, BOOK 32, PAGE 580. NO SPECIFIED WIDTH. (NOT SHOWN DUE TO INSUFFICIENT DATA IN THE DEED DESCRIPTION.)
10. EASEMENTS, RIGHTS OF WAY AND RESERVATIONS AS THE SAME MAY EXIST OR APPEAR OF RECORD.

SCALE: 1" = 400'

## REFERENCES

RECORD MAP OF SURVEY NO.'S 1453 & 1703  
DEED RECORD INSTRUMENT NO. 040978  
PRELIMINARY TITLE REPORT ORDER NO.'S 18275 & 18276  
AFFIDAVIT OF CONSENT TO DECLARATION OF PROPERTY  
BEING PARTITIONED RECORDED AS INSTRUMENT NO.  
20042454, DEED RECORDS.

## LEGEND

## APPROVALS

APPROVED THIS 3<sup>rd</sup> DAY OF SEPT., 2004  
*Jack W. Purris*  
WALLOWA COUNTY SURVEYOR

APPROVED THIS 1<sup>st</sup> DAY OF SEPT., 2004  
*Henry McNary*  
GRANT COUNTY PLANNING DIRECTOR

ALL AD VALOREM AND SPECIAL ASSESSMENTS DUE  
PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.  
*Don R. Butler*  
GRANT COUNTY ASSESSOR & TAX COLLECTOR  
DATE: 09/01/04

I DO HEREBY CERTIFY THAT THIS PLAT WAS RECEIVED  
ON THE 12<sup>th</sup> DAY OF SEPT., 2004 AT 1:20 O'CLOCK  
P.M., AND RECORDED AS PARTITION PLAT NO. 2004-12  
GRANT COUNTY RECORDS.  
*Brenda J. Percy*  
GRANT COUNTY CLERK

I DO HEREBY CERTIFY THAT THIS IS A TRUE AND EXACT  
COPY OF LAND PARTITION PLAT NO. 2004-12  
*Robert D. Bagett*  
BAGETT-GRIFFITH AND BLACKMAN

## SURVEYOR'S CERTIFICATE

I, ROBERT D. BAGETT, PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE  
STATE OF OREGON, HEREBY CERTIFY THAT I HAVE SHOWN THE UNSURVEYED  
PARCELS ON THIS PARTITION PLAT, BEING SITUATED IN GRANT COUNTY,  
OREGON, SAID PARTITION BEING DESCRIBED AS FOLLOWS:

TWP. 14 S., R. 32 E., W.M.

SECTION 11: N1/2SE1/4; W1/2NE1/4, EXCEPTING THEREFROM: THAT PORTION  
OF THE S1/2SW1/4NE1/4 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE S1/2SW1/4NE1/4 OF SAID  
SECTION 11,  
THENCE S.89°48'46"W., ALONG THE SOUTH LINE OF SAID S1/2SW1/4NE1/4,  
90.00 FEET;  
THENCE N.06°30'00"E., 675.60 FEET TO THE NORTHEAST CORNER OF  
SAID S1/2SW1/4NE1/4;  
THENCE S.01°09'16"E., 671.10 FEET TO THE POINT OF BEGINNING, AS  
SHOWN ON RECORD MAP OF SURVEY NO. 1703, FILED IN THE  
OFFICE OF THE GRANT COUNTY SURVEYOR.

SAID TRACT CONTAINING 160.47 ACRES, MORE OR LESS.

I DO HEREBY DESIGNATE THE E1/4 CORNER OF SAID SECTION 11 AS THE  
INITIAL POINT OF THIS LAND PARTITION.

BAGETT, GRIFFITH & BLACKMAN  
217 N. CANYON BLVD.  
JOHN DAY, OREGON 97845  
(541) 575-1251

RECEIVED AND  
FILED

SEPT 7, 2004  
OFFICE OF COUNTY SURVEYOR

*Robert D. Bagett*  
ATTEST: *Brenda J. Percy*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Robert D. Bagett*  
OREGON  
JULY 12, 1963  
ROBERT D. BAGETT  
598  
Renewal Date 12/31/05

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, IVAN R. McDANIEL AND SHERRY L. McDANIEL,  
TRUSTEES OF THE McDANIEL FAMILY TRUST, DO HEREBY DECLARE THAT SAID TRUST IS THE  
OWNER OF THE LANDS DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND THAT SAID TRUST HAS  
CAUSED THE SAME TO BE PARTITIONED INTO PARCELS IN ACCORDANCE WITH THE PROVISIONS OF  
ORS CHAPTER 92, AS SHOWN ON THE ANNEXED PLAT. SAID TRUST DOES HEREBY CREATE A  
PRIVATE ACCESS EASEMENT, TO THE BENEFIT OF THE OWNERS OF THE SE1/4NE1/4 OF SECTION  
11, T.14S., R.32E., SAID EASEMENT IS FOR INGRESS AND EGRESS TO PINE CREEK COUNTY  
ROAD. SAID EASEMENT LYING OVER AND ACROSS PARCEL 2 OF THIS LAND PARTITION AND BEING  
30 FEET IN WIDTH, 15 FEET ON EACH SIDE OF THE CENTERLINE OF EXISTING ROAD, AS SHOWN  
HEREON.

*Ivan R. McDaniel*  
IVAN R. McDANIEL, TRUSTEE

*Sherry L. McDaniel*  
SHERRY L. McDANIEL, TRUSTEE

## ACKNOWLEDGMENT

STATE OF OREGON SS  
COUNTY OF GRANT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 7<sup>th</sup>, 2004,  
IVAN R. McDANIEL AND SHERRY L. McDANIEL, TRUSTEES OF THE McDANIEL FAMILY TRUST.

*Brenda J. Percy*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES 10-13-2007

OFFICIAL SEAL  
BRENDA J. PERCY  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 373597  
MY COMMISSION EXPIRES OCT. 13, 2007